

## TO LET - INDUSTRIAL

UNIT 1B WAVERLEDGE BUSINESS PARK - WAVERLEDGE STREET GREAT HARWOOD BB6 7LS



### 5000 + sq.ft Open Plan Warehousing With Excellent Loading

- Good height for racking.
- Roller shutter access.
- Excellent loading with shared yard.
- Within close proximity to Great Harwood Town Centre and Rishton.
- 2.9 miles (10 minutes drive) from Junction 7 of the M65.



### LOCATION

The warehouse is located on Waverledge Business Park off Waverledge Street in Great Harwood. The Business Park is located just outside of the Great Harwood Town centre and is home to a variety of industrial occupiers.

Within the immediate vicinity the area is predominately residential with some independent commercial traders such as Blue Bird Customs and D & B Cabinets.

There are bus stops within close proximity (approximately 2 minutes' walk) on Harwood Road (B6535) with the nearest train station being Rishton (approximately 1.7 miles away).

Along with having excellent public transport connectivity the Business Park is conveniently located 2.9 miles from Junction 7 of the M65, which is about 10 minutes' drive away.

### DESCRIPTION

The accommodation is laid out in an L shape format and is of traditional brick construction under a north light roof. The accommodation can be accessed via the main roller shutter door or a separate personnel entrance on the right-hand side.

Internally the unit is relatively open plan and has good height for pallet racking, to the front of the unit there is an extension which provides ancillary storage and wc facilities. There is a solid concrete floor providing the tenant with the option of using their own forklift truck if required.

There is the benefit of a good amount of power provided by a three-phase power supply.

Externally there is ample parking within the shared yard and tenants are provided with 24 hour access.

The accommodation lends itself to various uses including light manufacturing, warehousing, logistics and distribution.

### RENT

£17,850 per annum (£3.50 per sq.ft).

### ACCOMMODATION

The property has been measured on a gross internal basis (GIA) and is as follows:

Warehousing: 462.7 sq.m (4980.5 sq.ft)  
Ancillary including WC: 18.2 sq.m (196 sq.ft)

GIA: 480.9 sq.m (5176.7 sq.ft)

### RATES

The business rates are to be assessed.

### SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the in going tenant to satisfy themselves that services are in working order and can satisfy their needs.

All costs incurred for utilities and outgoings is the responsibility of the tenant.

### SERVICE CHARGE

There is a service charge of 50 pence per sq.ft plus VAT.

### VAT

Is applicable at the prevailing rate.

### EPC

A full copy of the report can be made available upon request.

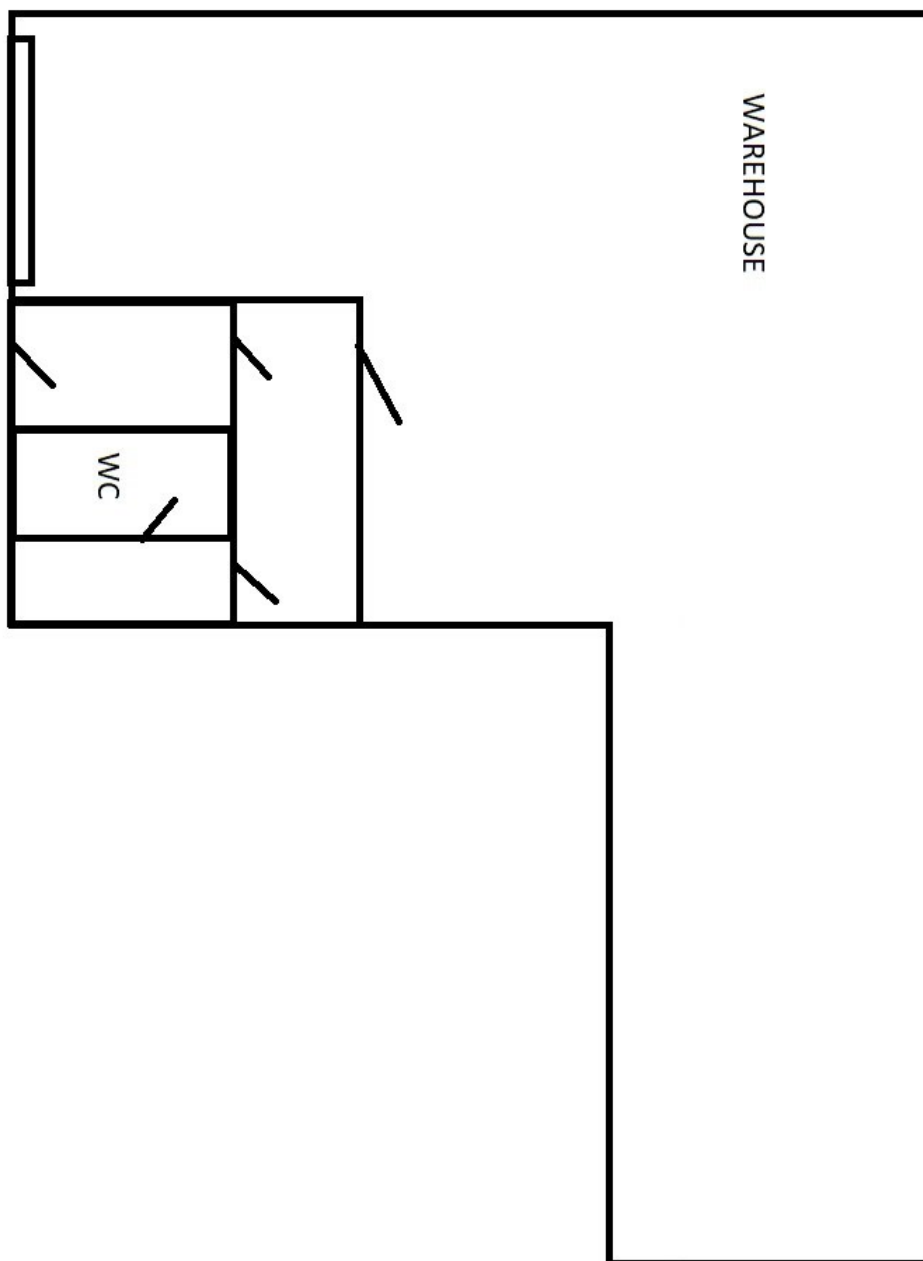
### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING INFORMATION

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# FLOOR PLAN



For Identification Only



## Additional Photographs

